



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Agenda - **REVISED**
Lower Level Conference Room
November 8, 2016 1:30 pm

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – October 4, 2016

NEW CASES

- 1. APPLICATION:** **Seeds Road Water Tower – Lot Split**
Project Number: 201611020077
Location: South of Seeds Road and East of Enterprise Pkwy. (040-005833)
Proposal: This proposal is a Lot Split to split a 0.395-acre tract of land into two smaller lots.
Applicant: City of Grove City, 4035 Broadway, Grove City, Ohio 43123
- 2. APPLICATION:** **Pinnacle Club, Section 5 | Lot Split**
Project Number: 201610190074
Location: West side of Hirth Hill Road East (040-013798)
Proposal: This proposal is a Lot Split to split two lots that had previously been combined (lots 479 and 480).
Applicant: William/Diane Masseth, 1569 Hartig Drive, Grove City, Ohio 43123
- 3. APPLICATION:** **Marlane Retail Development | Lot Split**
Project Number: 201610070072
Location: Southeast corner of Marlane Drive and Stringtown Road (040-000903)
Proposal: This proposal is to create a unique parcel for Building 3 of the approved development plan for the Marlane Retail Development.
Applicant: George Schweitzer, Geo-Graphics, Inc., 3331 E. Livingston Avenue, Columbus, Ohio 43227
- 4. APPLICATION:** **JC Automotive | Special Use Permit (Automotive Services)**
Project Number: 201610030068
Location: 3184 Southwest Blvd. (040-005822)
Proposal: This proposal is a Special Use Permit to allow for the operation of an automotive repair shop.
Applicant: Enoc Garcia Bonilla, 3603 Cove Lake Lane, Grove City, Ohio 43123

- 5. APPLICATION: Brew Thru | Special Use Permit (Drive Thru)**
Project Number: 201610040069
Location: 3188 Southwest Blvd.
Proposal: This proposal is for a Special Use Permit to allow for a drive-thru business.
Applicant: Deana Rosser, 181 White Barn Parkway, Ostrander, Ohio 43061
- 6. APPLICATION: Mona's Eats n' Treats | Special Use Permit (Outside Seating)**
Project Number: 201610040070
Location: 4362 Broadway (040-001220)
Proposal: This proposal is for a Special Use Permit to add an outdoor seating area.
Applicant: Bashkim Bega, 2396 Ziner Circle, Grove City, Ohio 43123
- 7. APPLICATION: Home Depot | Special Use Permit (Outdoor Sales)**
Project Number: 201608290058
Location: 1680 Stringtown Road (040-012379)
Proposal: This proposal is for a Special Use Permit to allow for the outdoor storage of Penske Trucks at Home Depot.
Applicant: Matt Walsh, GreenbergFarrow, 21 S. Evergreen Street, Suite 200, Arlington Heights, IL 60005
- 8. APPLICATION: Gateway Retail | Development Plan Amendment**
Project Number: 201610140073
Location: Northeast Corner of I-71 and S.R. 665 (040-013250)
Proposal: This proposal is to amend the previously approved Development Plan by reducing the square footage of the retail center from 11,248 sq. ft. to 4,528 sq. ft.
Applicant: Joe Smiley, Meadow Pond Partners, LLC, 150 E. Broad Street, Columbus, Ohio 43215
- 9. APPLICATION: 3315 Columbus Street | Certificate of Appropriateness**
Project Number: 201609160066
Location: 3315 Columbus Street (040-000075)
Proposal: This proposal is a COA to allow for renovations to the home located in the Historic Preservation Area.
Applicant: Rob and Carol Hall, 3315 Columbus Street, Grove City, Ohio 43123
- 10. APPLICATION: Indus Companies, Inc. (Dual-Brand) | Zoning Text Amendment**
Project Number: 201608290061
Location: Western Terminus of Buckeye Place (040-005957)
Proposal: This proposal is a text amendment to delete the language requiring a 40,000 sq. ft. office building on the property.
Applicant: Don Plank, Plank Law Firm, LPA, 411 East Town Street, Columbus, Ohio 43215

11. APPLICATION: **Waffle House | Rezoning R-1 to C-2**
Project Number: 201608290060
Location: 2928 London-Groveport Road (040-008053)
Proposal: This proposal is to rezone property on London Groveport Road from R-1 (Single-Family Residence) to C-2 (Retail Commercial).
Applicant: Butch Baur, Waffle House, Inc., 5986 Financial Drive, Norcross, GA 30071

12. APPLICATION: **Waffle House | Development Plan**
Project Number: 201608290059
Location: 2928 London-Groveport Road (040-008053)
Proposal: This proposal is a Development Plan to construct a 1,875 sq. ft. restaurant.
Applicant: Butch Baur, Waffle House, Inc., 5986 Financial Drive, Norcross, GA 30071

13. APPLICATION: **Trail View Run | Preliminary Development Plan**
Project Number: 201610040071
Location: 1421 and 1399 Borror Road (160-000063-160-000187)
Proposal: This proposal is a Preliminary Development Plan for a residential development to contain a mixture of single-family and condominium homes.
Applicant: Karl Billisits, Harmony Development Group, 3650 Olentangy River Road, Suite 401, Columbus, Ohio 43214

REQUESTED ADDITION

14. APPLICATION: **Woodside at Holton Run | Lot Split**
Project Number: 201611040078
Location: Southeast of Edgarton & Demorest Drives (040-009244)
Proposal: This proposal is a Lot Split to transfer a 3.104-acre tree preservation area to the City of Grove City.
Applicant: Jim Lipnos, Homewood Corporation, 2700 E. Dublin-Granville Road, Suite 250, Columbus, Ohio 43231